

MEDFORD URBAN RENEWAL BOARD SPECIAL MEETING MINUTES



MEDFORD
URBAN RENEWAL

December 16, 2021
Immediately Following City Council Meeting
Council Chambers, Medford City Hall
411 W 8th Street, Medford, Oregon

The regular meeting of the Medford Urban Renewal Agency (MURA) Board was called to order at 9:53 p.m. in the Council Chambers of the Medford City Hall on the above date with the following members and staff present:

Board members Clay Bearnson, Tim D'Alessandro, Chad Miller, Alex Poythress, (arrived at 9:55 p.m.) Sarah Spansail, Eric Stark, Kevin Stine, Michael Zarosinski; MURA Budget Committee members Rick Bennett, Leslie Lundin and Amy Thuren; Deputy City Manager Kelly Madding, Deputy City Manager Ryan Martin, City Attorney Eric Mitton, MURA Executive Director Harry Weiss, City Recorder Winnie Shepard and MURA Administrative Support Technician David Hernandez

Board member Mayor Sparacino was absent.

20. Approval or Correction of the Minutes – Meeting of October 28, 2021

There being no additions or corrections, the minutes were approved as presented.

30. Oral Requests and Communications from the Audience

Board Member Bob Shand commented on the role and purpose of the MURA Advisory Committee.

40. Consent Calendar

None.

50. Items Removed from Consent Calendar

None.

60. Public Hearings

None.

70. Resolutions

70.1 RESOLUTION 2021-029

A resolution authorizing execution of a dedication deed to the City of Medford dedicating, for public right-of-way purposes, three strips of land located along the north side of Fourth Street between Apple Street and Bartlett Street, and on the east side of Bartlett Street between Third Street and Fourth Street, in Medford.

Mr. Weiss explained that approval of the dedication deed is the first of the actions that require MURA approval pertaining to the proposed hotel site that was discussed at the Tuesday, November 23, 2021 MURA Study Session.

Board Member Zarosinski says he supports approving this resolution.

Motion: Approve the resolution.

Moved by: Clay Bearnson

Seconded by: Chad Miller

Roll call: Board members Bearnson, Miller, D'Alessandro, Poythress, Spansail, Stark, Stine, Zarosinski voting yes.

Motion carried and so ordered. MURA Bill 2021-029 was approved.

80. Board Business

80.1 MURA Budget Committee Appointments

Motion:

Appoint Rick Bennett, Leslie Lundin, and Amy Thuren to the MURA Budget Committee with terms beginning February 1, 2022 and expiring January 31, 2026.

Moved by: Kevin Stine

Seconded by: Tim D'Alessandro

Roll call: Board members Stine, D'Alessandro, Bearnson, Miller, Poythress, Spansail, Stark, Zarosinski voting yes.

Motion carried and so ordered. MURA Budget Committee appointments were approved.

90. Director and Staff Reports

90.1 Genesis Apartments Update

Genesis has requested two amendments of the DDA authorizing the following:

- A 90 day extension of the Option Period through March 25, 2022 to finalize the project.
- Assignment of DDA by "Genesis Opportunity Fund, LLC" to "Genesis XXI, LLC" to meet Treasury regulations that govern opportunity zone investments.

Motion:

Authorize staff to execute an amendment of the "Disposition & Development Agreement With Option" dated August 26, 2021, between MURA and Genesis Opportunity Fund, LLC, extending the Option Period by an additional 90 days, and affirming MURA's consent to the assignment of the Agreement by Genesis Opportunity Fund, LLC, to Genesis XXI, LLC.

Moved by: Tim D'Alessandro

Seconded by: Clay Bearnson

Roll call: Board members D'Alessandro, Bearnson, Miller, Poythress, Spansail, Stark, Stine, Zarosinski voting yes.

Motion carried and so ordered.

100. Propositions and Remarks from the Board Members

None.

110. Adjournment at 10:02 p.m.

There being no further business, the Board meeting adjourned at 10:02 p.m.

The City Recorder maintains a recording of these proceedings with the agenda, minutes and documentation associated with this meeting.

David Hernandez
MURA Administrative Support Technician